

67-26

BK 7824 PG 268

NO TRANSFER
TAX PAID

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS

003591

THAT we, **KAMLESH N. BAJPAI**, of Waterville, County of Kennebec and State of Maine, and **SHARON BAJPAI**, of Waterville, County of Kennebec and State of Maine, in consideration of One Dollar (\$1.00) and other valuable considerations paid by **SHARON BAJPAI**, of Waterville, County of Kennebec and State of Maine the receipt whereof we do hereby acknowledge, do hereby remise, release, bargain, sell and convey and forever quitclaim unto the said **SHARON BAJPAI**, her heirs and assigns forever, a certain lot or parcel of land with the buildings thereon situated in Waterville, County of Kennebec and State of Maine, bounded and described as follows:

A certain lot or parcel of land, together with the buildings and improvements located thereon, situated in Waterville, located on 15 Pleasant Hill Drive, in the County of Kennebec and State of Maine, being more particularly bounded and described as follows, to wit:

Beginning at an iron pin marking the most Northerly point of Lot 56; thence heading S 60 degrees 14'01"E 75.00 (seventy-five and no one hundredths feet) along Pleasant Hill Drive right-of-way to an iron pin marking beginning point of curve; thence heading along curved Pleasant Hill Drive right-of-way 255.08 (two hundred fifty-five and eight hundredths feet) to an iron pin marking the most Southerly point of said Lot 56, curve radius 120.00' (one hundred twenty and no one hundredths feet) on property line; thence heading N 65 degree 39' 26" W 177.77 (one hundred seventy-seven and seventy-seven hundredths feet) along Lot 55 to an iron pin marking the most Westerly point of said Lot 56; thence heading N 29 degrees 45' 69" E 200.00 (two hundred and no one hundredths feet) along Lot 57 to the beginning pin.

The above description meaning and intending to describe said Lot 56 as per recorded Subdivision Plan entitled Ridge Road Development and recorded June 22, 1977 in the Kennebec County Registry of Deeds File Number D-76115 as revised by Plan recorded in the Kennebec County Registry of Deeds File Number D-77074.

This conveyance is subject to all restrictions and covenants of record including those required by the Maine Department of Environmental Protection dated June 8, 1983, recorded in said Registry of Deeds in Book 2575, Page 93.

This conveyance is also made subject to all easements, right of way and zoning restrictions of record.

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Being the same premises conveyed to **KAMLESH N. BAJPAI** and **SHARON BAJPAI** by Mortgage Deed from Kennebec Federal Savings and Loan Association dated August 29, 2002 and record in the Kennebec County Registry of Deeds at Book 7046, Page 322.

To have and to hold the same, together with all the privileges and appurtenances thereunto to the said Winnifred E. Auld, her heirs and assigns forever.

And we do covenant with the said Grantee, as aforesaid, that we are lawfully seized in fee of the premises, that it is free of all encumbrances;

That we have good right to sell and convey the same to the said Grantee to hold as aforesaid, and that we and our heirs shall and will Warrant and Defend the same to the said Grantee, her heirs and assigns of the survivor of them forever, against the lawful claims and demands of all persons.

Four IN WITNESS WHEREOF, we, the said Kamlesh N. Bajpai and Sharon Bajpai, have hereunto set our hands and seals this 9 day of JANUARY in the year of our Lord two thousand ~~three~~.

Signed, Sealed and Delivered
in the presence of

Maryann E. Grosso
Witness

Maryann E. Grosso
Witness

Kamlesh N. Bajpai

Sharon Bajpai

STATE OF MAINE
KENNEBEC, ss

Dated: 1/9/04

Personally appeared before me the above-named Kamlesh N. Bajpai and Sharon Bajpai and acknowledged the foregoing instrument to be their free act and deed.



Before me,

Theresa A. Whitcomb
Attorney At Law/Notary Public

TERESA A. WHITCOMB
NOTARY PUBLIC OF MAINE
MY COMMISSION EXPIRES AUG 2 2008

RECEIVED KENNEBEC SS.

2004 FEB 10 AM 9:00

ATTEST: Carolyn C. Williams
REGISTRAR OF DEEDS